



Staff Report PC16-037-CP

Anson SW Retail- Concept Plan

Docket PC16-037-CP Anson SW Business District Retail Concept Plan- The petitioner is requesting approval of a Concept Plan to be known as Anson Southwest Retail Outlets. The subject property is currently zoned PUD and is approximately 6.41 acres. This property is located in the Southwest corner of the Business District within the Anson PUD along Whitestown Parkway and Perry Worth Road. The petitioner is Midland Atlantic Development Company, LLC and the property owner is Duke Construction Limited.



Site Location

- The property is located at the northwest corner of Perry Worth Road and Whitestown Parkway.
- Located within the Anson PUD,
- Access is located off Perry Worth Road as well as a curb cut (Right-In/Right-Out) access along Whitestown Parkway.

Area History

- Anson Development was approved by the Boone County Commissioners on August 6, 2004 and the Boone County Area Plan Commission on July 14, 2004 to be zoned as a PUD, Ordinance # 2004-10.
- This area has been master planned for drainage and utilities- the petitioner is requesting development of the site.

Concept Plan Process

The "Concept Plan" is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- Traffic and Transportation
- Tax Base
- Water and Sewer Service
- Fire, Police, and Emergency Services
- Schools
- Parks

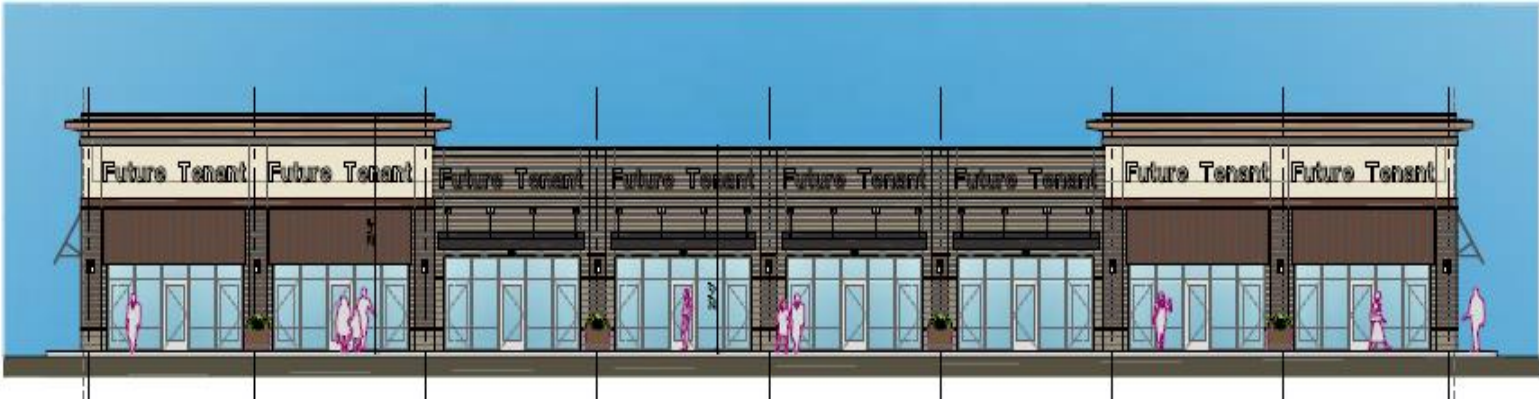
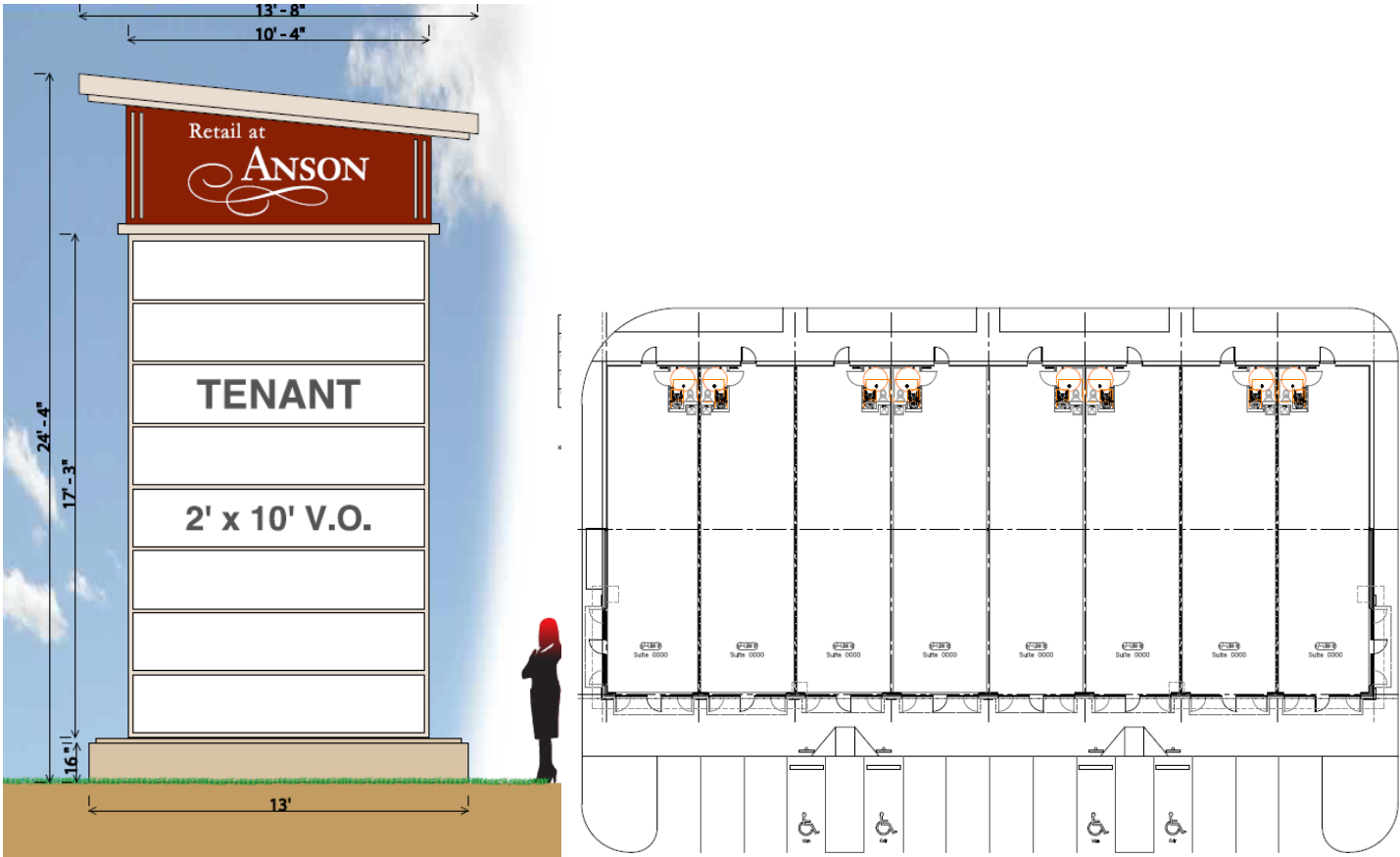
Proposed Development

The subject property is approximately 6.5 acres and located in the southwest corner of the Anson South Business District. The petitioner, Midland Atlantic Development Company, LLC is proposing a variety of retail and restaurant tenants to construct up to 30,000sf of space within multiple buildings. Once retail and restaurant tenants are determined, final development plans for each building will be submitted to WPC for review and approval to ensure compliance within the Anson PUD and I-65 Overlay.

The concept plan request includes the following:

- Curb cut & access from Whitestown Parkway as shown;
- Approval of the transition barrier curb median as shown;
- Approval of a monument sign directory to be located in the Greenbelt along Whitestown Parkway

Below is a conceptual elevation drawing for the commercial retail building and monument signage:

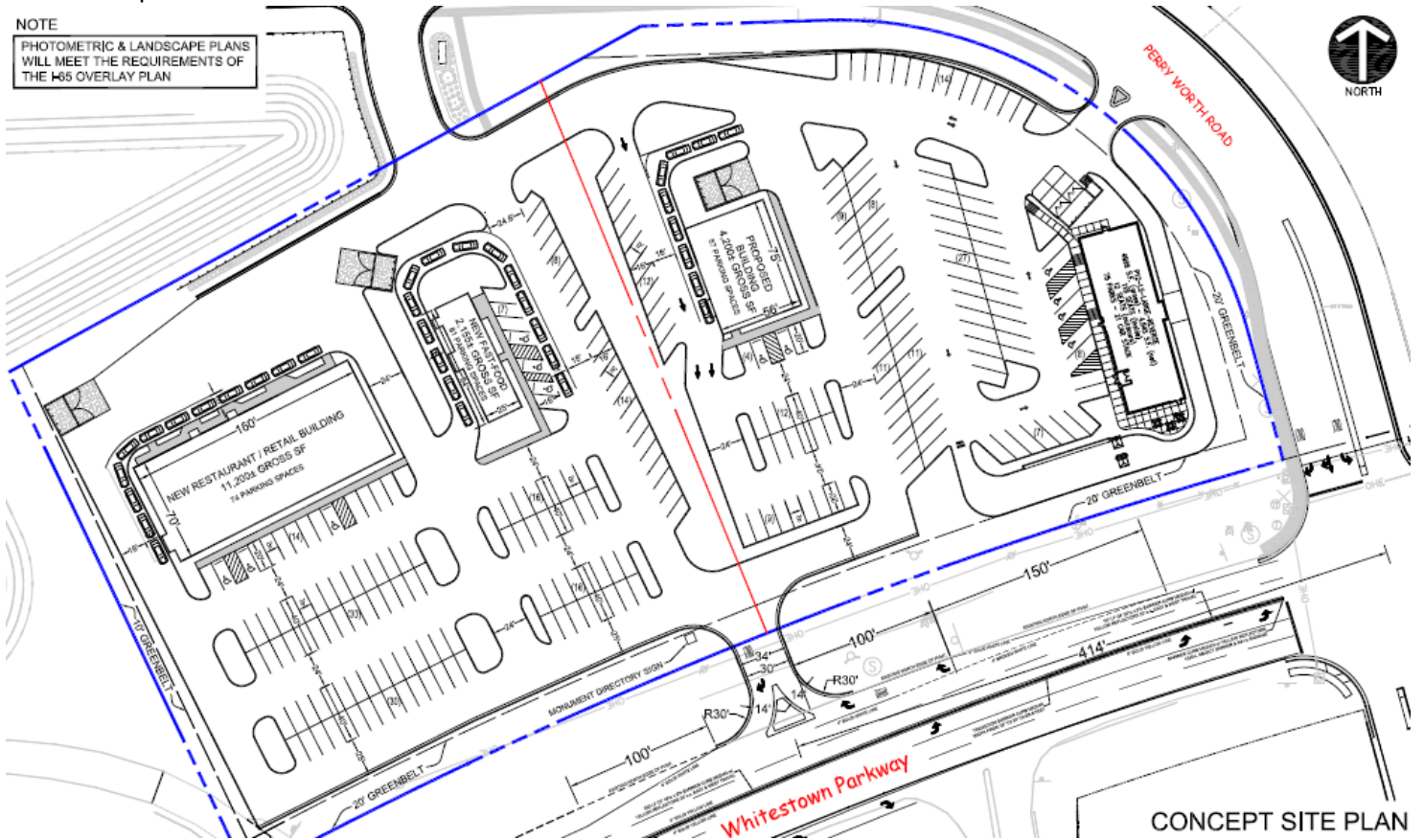


Concept Plan

The Concept Plan is shown below:

NOTE

PHOTOMETRIC & LANDSCAPE PLANS
WILL MEET THE REQUIREMENTS OF
THE H-65 OVERLAY PLAN



Surrounding Zoning and Context

The subject site is currently zoned Anson PUD.

- NORTH- Property to the north is zoned PUD (undeveloped land)
- SOUTH- Property to the south is Zionsville jurisdiction
- EAST- Property to the east is zoned GB (Circle K Gas)
- WEST- Property to the west is zoned PUD.

Compliance

The proposed concept plan is designated and zoned to comply with the Anson PUD and Whitestown UDO.

Staff Comments

Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with a development plan submittal.